

Message Text

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ACTION EUR-12

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R 161556Z MAY 76

FM AMEMBASSY BERLIN

TO SECSTATE WASHDC 2539

UNCLAS BERLIN 5830

DEPT FOR J. CONDAYAN(A) EUR/EX, EUR/CE

E.O.11652: N/A

TAGS: ABLD, AFSP, ASEC

SUBJECT: EMBASSY HOUSING

REF: BERLIN 5734

1. IN A MEETING WITH DLA DIRECTOR LOEFFLER ON MAY 5, DCM RAISED THE SUBJECT OF EMBASSY HOUSING. LOEFFLER ACKNOWLEDGED THE EMBASSY'S PENDING REQUESTS FOR A DCM RESIDENCE AND A SIX-ROOM APARTMENT IN THE LEIPZIGER-STRASSE COMPLEX. HE STATED THAT EMBASSY REPRESENTATIVES WOULD BE ABLE TO INSPECT TWO POSSIBLE DCM RESIDENCES ON MAY 14.

2. LOEFFLER THEN ADVERTED TO THE GDR'S DESIRE TO SELL HOUSES AND APARTMENTS REPORTED IN REFTTEL, SAYING HE HOPED THE USG WOULD "BUY" THE NEW RESIDENCE FOR THE DCM AND THE LEIPZIGERSTRASSE APARTMENT. HE EXPLAINED THAT IT WAS A NEW POLICY TO OFFER SUCH DWELLINGS FOR SALE. THE "OWNER" WOULD BE IN POSSESSION OF SUCH STRUCTURES WITHOUT A TIME LIMITATION BUT WOULD HAVE ONLY A "USE RIGHT" FOR LAND. SHOULD AN OWNER WISH TO SELL, THE GDR GOVERNMENT WOULD HAVE THE FIRST RIGHT TO REPURCHASE. WHEN ASKED ABOUT THE COST A A SIX-ROOM LEIPZIGERSTRASSE APARTMENT, LOEFFLER REPLIED THAT IT WOULD PROBABLY BE 2,000 EAST MARKS PER SQUARE METER WITH THE PURCHASE PRICE AMOUNTING TO APPROXIMATELY THE COST OF 14 YEARS OF RENTAL UNDER EXISTING RENTS.

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3. THE DCM RESPONDED THAT IT WAS MOST UNLIKELY THAT THE USG WOULD AGREE TO PURCHASE ANY PROPERTY IN BERLIN. THIS WAS NOT OUR POLICY WORLDWIDE AT PRESENT. HE SAID, HOWEVER, THAT HE WOULD FORWARD THIS INFORMATION TO THE DEPARTMENT.

4. TURNING SPECIFICALLY TO OUR REQUESTS FOR A DCM RESIDENCE AND AN ADDITIONAL SIX-ROOM APARTMENT, THE DCM NOTED THAT THESE REQUESTS WERE MADE LAST IN 1975 AND WOULD NOT IN THE USG VIEW BE AFFECTED BY ANY NEW POLICY FAVORING PURCHASE RATHER THAN RENTAL OF PROPERTIES. LOEFFLER MADE NO COMMENT.

5. WE HAVE LEARNED FROM OTHER WESTERN EMBASSIES THAT THE DLA HAS BEEN MAKING THE SAME PROPOSAL REGARDING SALES. THUS FAR, WE UNDERSTAND THAT NO WESTERN EMBASSY HAS AGREED TO THESE PROCEDURES, BUT LOEFFLER VOLUNTEERED THAT SEVERAL SALES CONTRACTS HAD ALREADY BEEN MADE.

6. WE WILL ADVISE THE DEPARTMENT ON THE STATUS OF PERMANENT HOUSING FOR THE DCM. WE INTEND TO INSIST THAT THE DLA PROVIDE APPROPRIATE QUARTERS FOR THE DCM ON A RENTAL BASIS. COOPER

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